

Minute

Planning Committee

Wednesday, 2 June 2021, 10:00.

Microsoft Teams.



Present

Councillors Robin W Crichton, John A R Scott, Alexander G Cowie, Norman R Craigie, David Dawson, Barbara Foulkes, Stephen Sankey, Owen Tierney, Duncan A Tullock and Heather N Woodbridge.

Clerk

- Angela Kingston, Committees Officer.

In Attendance

- Roddy Mackay, Head of Planning, Development and Regulatory Services.
- Jamie Macvie, Planning Manager (Development Management).
- Paul Maxton, Solicitor.

Observing

- David Hartley, Communications Team Leader.
- Susan Shearer, Planning Manager (Development and Marine Planning).
- Donald Wilson, Roads Authority Officer.

Not Present

- Councillor Magnus O Thomson.

Declarations of Interest

- No declarations of interest were intimated.

Chair

- Councillor Robin W Crichton.

1. Suspension of Standing Orders

The Committee **suspended Standing Order 8.11** to enable members to participate in the meeting from a remote location, as a party had the right to be heard in person or through a representative and the decision to be made was as a result of a quasi-judicial or regulatory hearings process, such as a planning application or an appeal.

2. Form of Voting

The Committee resolved that, should a vote be required in respect of the planning application to be considered at this meeting, notwithstanding Standing Order 21.4, the form of voting should be by calling the role (recorded vote).

3. Planning Application 21/018/PP

Proposed Erection of Storage Shed, Installation of Electric Vehicle Charger and Resurfacing of Yard at Boathouse, Shapinsay

Jean Coomber, representing the applicant, Shapinsay Development Trust, and Andrew Beedie, agent for the applicant, were present during consideration of this item.

After consideration of a report by the Executive Director of Development and Infrastructure, copies of which had been circulated, and after hearing a report from the Planning Manager (Development Management), the Committee:

Noted:

3.1. That a letter of objection relating to the application for planning permission in respect of the proposal for the erection of a storage shed, installation of an electric vehicle (EV) charger and resurfacing of the yard at Boathouse, Shapinsay, had been received from Kenneth Nicolson, Norhav'n, Shapinsay.

After hearing representations from Jean Coomber, representing the applicant, Shapinsay Development Trust, on the motion of Councillor Owen Tierney, seconded by Councillor John A R Scott, the Committee:

Resolved, in terms of delegated powers:

3.2. That planning permission be granted in respect of the proposal for the erection of a storage shed, installation of an EV charger and resurfacing of the yard at Boathouse, Shapinsay, subject to the conditions attached as Appendix 1 to this Minute.

4. Conclusion of Meeting

At 10:19 the Chair declared the meeting concluded.

Signed: Rob W Crichton.

Appendix 1.

Proposed Erection of Storage Shed, Installation of EV Charger and Resurfacing of Yard at Boathouse, Shapinsay (21/018/PP)

Grant subject to the following conditions:

01. The storage shed hereby approved shall only be used for the storage of electric bicycles and for general storage for Shapinsay Development Trust, unless otherwise agreed, in writing, by the Planning Authority.

Reason: In the interests of the protection of residential amenity of neighbouring properties.

02. Hours of operation of the electric bicycle hire shall be 08:45 to 17:00 daily, and all bicycle hires shall be pre-booked, unless otherwise agreed, in writing, by the Planning Authority.

Reason: For the avoidance of doubt and in the interests of the protection of the amenity of the area, and as confirmed in correspondence from the applicant's agent, dated 27 April 2021.

03. Throughout the lifetime of the development, any external lighting used on the storage shed and development hereby approved shall be downward facing only and shall comply with the requirements of Orkney Local Development Plan 2017, Policy 2 (principle vi), that all external lighting shall minimise light pollution and shall meet the requirements specified by the Institution of Lighting Professionals for Zone E1/E2 areas (Rural/Low District Brightness). The lighting shall be turned off when not required, either by automatic sensor or manually.

Reason: To minimise obtrusive light, glare or distraction, to safeguard the amenity of the area, and to accord with Orkney Local Development Plan 2017 Policy 2 – Design and Planning Policy Advice: Amenity and Minimising Obtrusive Lighting (2021).

04. Throughout the lifetime of the development hereby approved, surface water must be treated in accordance with the principles of Sustainable Drainage Systems (SuDS) and be compliant with the guidance set out in CIRIA's SuDS Manual C753. The requisite surface water drainage shall be operational prior to the development being brought into use and shall be maintained as such thereafter.

All surface water shall be contained within the development site and there shall be no surface water drainage run-off onto the road or adjacent land.

Reason: To ensure the provision of an adequate surface water drainage system and to accord with Policy 13B – Sustainable Drainage Systems (SuDS) of Orkney Local Development Plan 2017, Scottish Planning Policy: Managing Flood Risk and Drainage, and in the interests of road safety.

05. Any damage caused to the existing road infrastructure during construction of the development shall be repaired prior to first use of the development, to the satisfaction of the Planning Authority, in conjunction with Roads Services.

Reason: In the interests of road safety.

06. Hours of work during the construction of the development hereby approved, involving the use of machinery and powered tools, or any other operation, for example hammering, that would generate noise audible beyond the boundary of the site, shall be restricted to 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 Saturdays, not at all on Sundays, Christmas or New Year Public Holidays, unless otherwise agreed, in writing, with the Planning Authority.

Throughout the construction phase of the development there shall be no burning of waste material on site.

Reason: In the interest of residential amenity of the area and in order to reduce any possible nuisance arising to nearby residents during the construction of this development.